

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Clifton Hill

Period - From

01/01/2024

to

31/12/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/6 Anderson St CLIFTON HILL 3068	\$1,700,000	18/12/2024
2	7 Brockenshire St CLIFTON HILL 3068	\$1,705,000	16/11/2024
3	346 Station St CARLTON NORTH 3054	\$1,655,000	31/08/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2025 16:33

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2024: \$1,527,500



 4  2  1

Property Type: House

Land Size: 252 sqm approx

Agent Comments

Comparable Properties



1/6 Anderson St CLIFTON HILL 3068 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 18/12/2024

Property Type: Townhouse (Single)



7 Brockenshire St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,705,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 285 sqm approx



346 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,655,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 156 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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